



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

September 26, 2016

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Emily Bodeker
City of Ankeny
220 West First Street
Ankeny, Iowa 50023

RE: Deer Creek South Plat 1
Final Plat and Construction Drawing Submittal

Dear Honorable Mayor, City Council and Plan and Zoning Commission Members;


On behalf of Deer Creek Estates LLC, we are pleased to submit herewith a final plat and construction drawings for approximately 43 acres within the Deer Creek PUD.

Deer Creek South Plat 1 will include development of two large multi-family residential lots, one outlot for future development including multi-family and commercial development along East 1st Street and one outlot for regional storm water detention. NE Fourmile Drive will be extended from East 1st Street north, approximately 1,800 LF to serve the development. Other public improvements include the extension of the 16-inch water main along East 1st Street and extension of a 12-inch water main along the east side of NE Fourmile Drive. Public sanitary sewer will be extended south from the north trunk sanitary sewer currently being installed. An 8-foot wide shared use path will also be installed along NE Fourmile Drive.

A detailed storm water management plan has been prepared for Plat 1 and future residential development to the north including sizing and locations for regional development. A traffic study has been prepared and reviewed by City staff. Recommendations, as approved by the City, from the traffic study including a left turn lane on East 1st Street at the NE Fourmile Drive intersection have been incorporated into the final plat and construction drawings.

We respectfully request your review and approval consideration including cost participation, in accordance with City policy, for the 16-inch water main along East 1st Street estimated at \$27,500 and 12-inch water main proposed along NE Fourmile Drive estimated at \$ 23,856.25 as well as the 8-foot wide shared use path proposed along NE Fourmile Drive estimated at \$ 18,417. Please contact me should you have any questions.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Brad Kuehl, Project Manager

cc: Jeff Grubb, Deer Creek, LLC